



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Plan Commission Minutes December 5, 2019

CALL TO ORDER

John Janek called the meeting of the Plan Commission to Order on Thursday, December 5, 2019, at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited and the Petitioners and audience who want to speak were asked to remain standing to be sworn in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Shirley Howard, Mary Jo Akeman, Peggy Cunningham, Roger Tracy, Wayne Reuter and Frank Orris were present. Excused absence: Mark Davis, Don Luddeke, Don Scaturro and Ritch Alexander.

Also present were: Zoning Administrator Steve Willaredt, Attorney Derek Filcoff, and Alderwoman Mary Davis.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting September 5, 2019 and this evening's Agenda was made by Roger Tracy and second by Wayne Reuter. All in favor. Motion carried.

COMMENTS BY THE CHAIRMAN

John Janek advised the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, December 17, 2019.

COUNCIL REPORT

Steve Willaredt affirmed the City Councils concurrence with the Plan Commissions approval for the Non-Conforming Special Use for construction of a Metal Pole Building at 3519 Il State Route 162-Gateway Field House and Special Use for the establishment of Denwinn Art and Design (Tattoo Parlor) at 2019 Edison Avenue.

PETITIONER (1): Netemeyer Engineering
3304 Nameoki Rd
22-1-20-08-15-401-002

John Janek explained that the petition to review is for the proposed Sub-Division Plat of 3304 Nameoki Rd., in a C-5 District.

Pat Netemeyer stated that he is representing Jan Gitcho. He explained that the property has been sold to Popeye's. They are dividing the lot (Old Corral Liquor) into 2 frontage lots. There is also an easement for McDonalds and that easement has been accommodated in the split.

Mr. Netemeyer passed out Site Plans and Art Renderings of the lot to everyone at the meeting. Mr. Netemeyer explained that Popeye's will be on Lot 2 in the proposed plat.

Shirley Howard ask which direction the building would face. Steve Willaredt explained it would face Nameoki Rd.

MOTION By Mary Jo Akeman, second by Shirley Howard to approve the proposed Sub-Division Plat of 3304 Nameoki Rd., in a C-5 District. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes	Wayne Reuter	Yes
Frank Orris	Yes				

Petitioner (2): Pound Pets
2700 Edwards
22-1-20-08-15-401-002

John Janek explained that the petition from Pound Pets to review is for a proposed Cat Rescue Sanctuary at 2700 Edwards St.

Deb Crisswell of Jerseyville Illinois represented Pound Pets. Pound Pets is the Organization which takes care of the Granite City Animal Shelter. She explained that there is an overpopulation problem in Granite City of cats. All of the shelters in the area are full or over capacity. The Department of Agriculture regulates the amount of animals in all shelters. She explained that they would like acquire this building so that they could house the cats. They will need to be do some renovations as well as some exterior painting and gutter repairs. Interior will require electrical, drywall and removal of ceiling tiles. They will house 30 cats and there will be several different rooms. (FIV/Sick Cats/Free Roam/Adoption Room)

Peggy Cunningham asked if they have a veterinarian on staff. Deb Crisswell explained that Animal Care Center and Four Paws.

Wayne Rueter inquired about State Regulations. Deb Crisswell answered that yes they do and that the Department of Agriculture oversees animal shelters and they will be doing an inspection before they can open.

Frank Orris inquired about any changes to the exterior of the building. Deb Crisswell indicated that they would be repairing gutters and drainage, cleanup of the property and painting and placing a sign on Edwards side of the building.

John Janek explained that the history of this building has always been commercial.

Peggy Cunningham asked when they thought they would be able to open? Deb Crisswell explained that they had a lot of work to do first and that they have a lot of volunteers, such as plumbers, electricians. So it will be a little while.

Mary Jo Akeman inquired how that will affect the Building & Zoning Department as far as permits and inspections. Steve Willaredt explained that he is willing to work with Pound Pets. He explained that he would like to get a scope first of what all will need to be done. He explained that when Pound Pets first came to him, he told them no. The reason for that was section 5-800 Kennels, which would require a minimum area of 3 acres, 200 feet from any dwelling, and 100 feet from the lot line. This property is nowhere close to that. Steve Willaredt also explained that this is a gray area as far as it being a Cat Rescue Sanctuary or a Kennel. After a discussion with Mayor Hagnauer, we decided to let Pound Pets appear before you, the Plan Commission for a determination of Special Use.

Steve Willaredt also explained that Pound Pets, who now runs the Granite City Pound. He asked that they would help Granite City Animal Control, because as it stands there is no more room even for a dog.

Deb Crisswell clarified the situation at the Granite City Pound. She explained that it was built to house 18 cats, 7 large dog kennels and 4 small dog kennels. Right now all dog kennels are full, so if any dogs are picked up, they are not sure what they will do. The pound is now down from 50 something cats to 27. Deb explained that they have brought in several cages and kennels.

Mr. Stock who lives next door at 2704 Edwards. He stated that after speaking with the people from Pound Pets, he is satisfied that Pound Pets will take care of the building and the drainage issues. So he is for the Cat Rescue Sanctuary.

MOTION By Roger Tracy, second by Shirley Howard to approve the request for a Special Use Permit for Cat Rescue Sanctuary at 2700 Edwards. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes	Wayne Reuter	Yes
Frank Orris	Yes				

The Special & Non-Conforming Use Checklist was completed by Plan Commission member Peggy Cunningham.

- a). Hours of Operation limited to: 6:00 am- 10:00 p.m.
- b). Days of operation: 7
- c). Signage limited to: Small Sign-on Building—"Pound Pets Inc."
- d). Screening required: No
- e). Additional parking required: No
- f). Any additional exterior lighting permitted? No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: Cats Only

MOTION By Shirley Howard, second by Wayne Reuter to approve the Special & Non-Conforming Use Checklist. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes	Wayne Reuter	Yes
Frank Orris	Yes				

NEW BUSINESS—Cannabis Ordinance

Steve Willaredt informed the Plan Commission that as of Jan 1, 2020, cannabis distributorships will become legal in the State of Illinois. The City Council has approved an area/district for potential distributorships. After a meeting with all effected Departments and the City Attorneys, it was determined that further review will be necessary.

MOTION By Mary Jo Akeman, second by Frank Orris to reschedule the January 2020 meeting if necessary to January 9, 2020 at 7 pm. ALL VOTED YES. Motion carried.

UNFINISHED BUSINESS-None

Motion by Mary Jo Akeman, seconded by Shirley Howard to adjourn the Plan Commission meeting. All in favor. Motion carried.

**Respectfully submitted,
Melanye Weinhoff
Secretary,
Plan Commission**

PLAN COMMISSION ADVISORY REPORT

Hearing Date: December 5, 2019

PETITIONER (1): **Netemeyer Engineering**
 3304 Nameoki Rd
 22-1-20-08-15-401-002

MOTION By Mary Jo Akeman, second by Shirley Howard to approve the proposed Sub-Division Plat (Popeye's) of 3304 Nameoki Rd., in a C-5 District. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes	Wayne Reuter	Yes
Frank Orris	Yes				

*****end of Advisory Report*****

PLAN COMMISSION ADVISORY REPORT

Hearing Date: December 5, 2019

Petitioner (2): Pound Pets
2700 Edwards
22-1-20-08-15-401-002

MOTION By Roger Tracy, second by Shirley Howard to approve the request for a Special Use Permit for Cat Rescue Sanctuary at 2700 Edwards. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes	Wayne Reuter	Yes
Frank Orris	Yes				

The Special & Non-Conforming Use Checklist was completed by Plan Commission member Peggy Cunningham.

- A). Hours of Operation limited to: 6:00 am- 10:00 p.m.**
- b). Days of operation: 7**
- c). Signage limited to: Small Sign-on Building—"Pound Pets"**
- d). Screening required: No**
- e). Additional parking required: No**
- f). any additional exterior lighting permitted? No**
- g). is there a need to address storm water run-off? No**
- h). Does permit expire with change of ownership and/or use? Yes**
- I). is re-application necessary to intensify use? Yes**
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes**
- k). Additional requirements: Cats Only**

MOTION By Shirley Howard, second by Wayne Reuter to approve the Special & Non-Conforming Use Checklist. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mary Jo Akeman	Yes
Peggy Cunningham	Yes	Roger Tracy	Yes	Wayne Reuter	Yes
Frank Orris	Yes				

*****end of Advisory Report*****